



Colleen Younger
Jefferson County
Property Valuation Administrator



Tax Savings: Property Tax Moratorium

The moratorium program is an incentive for making improvements to qualifying residential and commercial buildings in Louisville Metro by providing a 5-year moratorium on some of the local tax assessment that would result from the improvements.

Louisville Metro and Urban Service District (if applicable) tax rates will be charged on the pre-renovation value of the property for 5 years following completion of work on the qualifying property.

Qualifications:

To be eligible, the structure must be at least 25 years old and the improvement must comply with at least **one of the following**:

- The cost to repair, rehabilitate, restore or stabilize the property is equal to at least 25% of the value of the improvements (building only, land excluded) as based on the latest PVA assessment.
- The qualifying property is within a “target area”, a census tract where at least 70% of the residents living in the tract have income below 80% of the median income for Jefferson County, or 20% of the residents living in the tract have incomes below the poverty level. The costs of the improvements in this case must be at least 10% of the value of the improvements to the property based on PVA’s latest assessment.
- Environmental and Sustainability Improvements: the property will, at the conclusion of the plan of improvement, be a LEED-Certified property, meeting standards defined by the Leadership in Energy and Environmental Design in effect at the time of application.

Application and Approval Process:

Application must be completed and submitted with a \$40 application fee to the Office of Construction Review (444 S. 5th street, Louisville, KY 40202, phone 502-574-3321). The application must be submitted and approved before any construction work on the property is begun. Properties are subject to inspection by the PVA’s office prior to approval. Including high-quality, time-stamped photos of the property with the application will may eliminate the need for in-person inspection, and can substantially expedite approval.

Issuance of the Tax Moratorium Certificate:

The applicant has **two years** to complete the work, but extensions not exceeding two additional years may be granted if needed. Upon completion of the work the applicant **must notify Construction Review**. Construction Review staff will conduct an on-site inspection of the property to confirm that the improvements have been completed as proposed and will then report to the PVA. The PVA will then issue the moratorium certificate to the applicant. The moratorium will become effective on the next assessment date, January 1, following the issuance of the moratorium certificate.

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Additional Details:

- Properties with delinquent taxes do not qualify.
- Currently, only Louisville Metro and Urban Service District Taxes are affected by the tax moratorium program. The state, school district, fire district and other taxing authorities do not participate in the tax moratorium program.
- Property owners receiving the tax moratorium will initially receive a tax bill from the Jefferson County Sheriff that does NOT reflect the moratorium values. A modified bill reflecting the moratorium will arrive subsequently.

Questions about qualifying for the Tax Moratorium?

Contact Ken Morrow at the Jefferson County PVA at (502) 574-6380, ext. 9343 during our weekday office hours of 8:00 a.m. to 4:00 p.m.

This document includes information from the LouisvilleKY.gov website and the Jefferson county PVA. More information, including links to a downloadable application form can be found at www.jeffersonpva.ky.gov and <https://louisvilleky.gov/government/construction-review/tax-moratorium>

For more information, visit us at www.jeffersonpva.ky.gov or call us at 502-574-6380

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